

**Planning and Zoning Commission Meeting Minutes
September 12, 2022**

A regular meeting of the City of Yuma Planning and Zoning Commission was held on Monday, September 12, 2022 at the Public Works Training Room, 155 W. 14th Street, Yuma, Arizona.

PLANNING AND ZONING COMMISSION MEMBERS present were Chairman Chris Hamel, Vice-Chairman Gregory Counts, and Commissioners Branden Freeman, Lorraine Arney, Joshua Scott, Barbara Beam and Ashlie Pendleton.

STAFF MEMBERS present included Alyssa Linville, Director of Planning and Neighborhood Services; Scott McCoy, Assistant City Attorney; Andrew McGarvie, Engineering Manager; Robert Blevins, Principal Planner; Jennifer Albers, Principal Planner; Amelia Griffin, Senior Planner; Erika Peterson, Associate Planner; Diego Arciniega, Assistant Planner; Alejandro Marquez, Administrative Specialist and Lizbeth Sanchez, Administrative Specialist.

Chairman Chris Hamel called the meeting to order at 4:30 p.m., and noted there was a quorum present.

CONSENT CALENDAR

MINUTES – August 22, 2022

WITHDRAWALS BY APPLICANT – None

CONTINUANCES – None

APPROVALS – None

Motion by Counts, second by Arney to APPROVE the Consent Calendar as presented. Motion carried unanimously, (7-0).

Action Items –

SUBD-40303-2022: *This is a request by Premier Storage Condominiums of Yuma Unit 2, LLC, for approval of the preliminary plat for the Premier Storage Condominiums of Yuma Unit 2 Subdivision, Phases IX thru XIV. This 13.65 acre commercial condominium subdivision is proposed to create 363 storage condominiums in six new buildings. The property is located at the southeast corner of Avenue 3 ¾ E and 32nd Street, Yuma, AZ.*

Amelia Griffin, Senior Planner; summarized the staff report and recommended **APPROVAL**.

QUESTIONS FOR STAFF

None

APPLICANT/APPLICANT'S REPRESENTATIVE

None

PUBLIC COMMENT

None

Motion by Beam, second by Freeman to APPROVE SUBD-40303-2022 as presented, subject to the Conditions of Approval in Attachment A. Motion carried unanimously, (7-0).

SUBD-40366-2022: *This is a request by Edais Engineering, on behalf of La Vida Seca, LLC, for approval of the final plat for the La Vida Subdivision. This subdivision will contain approximately 36.11 acres, and is proposed to be divided into 181 residential lots, ranging in size from 6,000 square feet to 10,838 square feet. The property is located near the northwest corner of Avenue 8E and 36th Street, Yuma, AZ.*

Robert Blevins, Principal Planner; summarized the staff report and recommended **APPROVAL**.

QUESTIONS FOR STAFF

Commissioner Freeman asked if there were any changes made to the Final Plat when compared to the Preliminary Plat. Blevins replied no.

APPLICANT/APPLICANT'S REPRESENTATIVE

None

PUBLIC COMMENT

None

Motion by Arney, second by Beam to APPROVE SUBD-40366-2022 as presented, subject to the Conditions of Approval in Attachment A. Motion carried unanimously, (7-0).

Public Hearings –

GP-40072-2022: *This is a Major General Plan Amendment request by Edward Matti on behalf of E.M. Capital Inc., to change the land use designation from Commercial to High Density Residential for approximately 9.2 acres, for the properties located at 6580 and 6620 E. 32nd Street.*

Erika Peterson, Associate Planner; summarized the staff report.

QUESTIONS FOR STAFF

None

APPLICANT/APPLICANT'S REPRESENTATIVE

None

PUBLIC COMMENT

None

Motion by Freeman, second by Counts to Close GP-40072-2022. Motion carried unanimously, (7-0).

INFORMATION ITEMS

Staff

None

Commission

Hamel congratulated Alyssa Linville on her promotion to Director of Planning and Neighborhood Services.

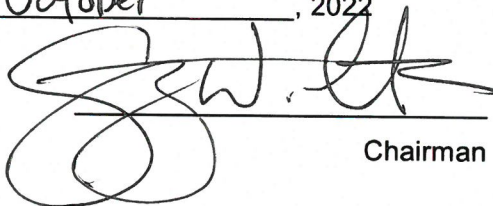
Public

None

ADJOURNMENT

Hamel adjourned the meeting at 4:43 p.m.

Minutes approved this 10th day of October, 2022


Chairman